WARRANTY DEED

Karen Johnson Davidson County
Batch# 1478404 DEEDWARR
09/28/2026 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20260928-0089719

File #26-TC-1002-C

(SEAL)
ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/13/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria J. Robbins	New Owners	
(NAME)	(NAME)	
1002 Halifax Lane		**163 16 0A 066.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ERIC SCHELL, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GLORIA J. ROBBINS, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 166 on the plan of PHASE ONE, PROVINCETOWN, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20031119-0168785 - Exhibit "A-1" in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Schell, an unmarried man, by Warranty Deed from Sonja Latrese Jack, unmarried, of record in Instrument No. 20210428-0056793, in the Register's Office of Davidson County, Tennessee, dated April 26, 2021, and recorded on April 28, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, PROVINCETOWN, as recorded in Instrument No. 20040218-0018388.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF PHASE ONE, PROVINCETOWN, as recorded in Instrument No. 20080729-0077387.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031119-0168785, as Supplemented in Instrument No. 20050609-0066104; Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993.
* Easement for Right of Way, recorded in Instrument No. 20120228-0017172.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030910-0132287.
* Common Open Space Deed recorded as Instrument No. 20050803-0091277
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1002 Halifax Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25 day of September, 2026.

Eric Schell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of September, 2026, before me personally appeared Eric Schell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of September, 2026.

Notary Signature:
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/25/2026.

Affiant Signature – Joshua A. Terry

9/28/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27